



CITY OF MILWAUKIE

PLANNING COMMISSION MINUTES

City Hall Council Chambers
10722 SE Main Street
www.milwaukieoregon.gov

August 28, 2018

Present: Kim Travis, Chair
John Henry Burns, Vice Chair
Sherry Grau
Greg Hemer

Staff: Denny Egner, Planning Director
Vera Koliass, Associate Planner

Absent: Adam Argo
Joseph Edge
Scott Jones

1.0 Call to Order — Procedural Matters*

Chair Travis called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

Note: The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.milwaukieoregon.gov/meetings>.

2.0 Planning Commission Minutes

2.1 February 27, 2018

Commissioner Hemer moved and Commissioner Burns seconded approval of the February 27, 2018 Planning Commission Minutes as presented. The motion passed unanimously.

3.0 Information Items

Denny Egner, Planning Director, noted the Council approved the Block 1 Comprehensive Plan policies and code amendments related to the North Milwaukie Innovation Area Plan. He added that mixed use would be allowed near the Tacoma light rail station but would not be allowed in the southwest corner.

Vera Koliass, Associate Planner, confirmed the southwest corner would not be residential as the overlay, that had been discussed over three hearings, did not get carried forward.

Mr. Egner reminded the Commission about the training sessions on September 12 and 13. He gave an update on the Comprehensive Plan process and noted that staff had been thinking about how to separate the housing element as its own topic in Block 2, with a larger emphasis on equity. The next Comprehensive Plan Advisory Committee meeting would be September 10, 2018.

4.0 Audience Participation — This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings — None.

6.0 Worksession Items

6.1 Summary: Housekeeping Code Amendments – Part 2 Staff: Vera Kolias

Vera Kolias, Associate Planner, explained this was the second package of mainly housekeeping amendments but that a few of the amendments had broader policy implications. She presented the staff report, and noted the specific code standards discussed by City Council that staff sought input from the Commission. Discussion on those specific code standards and staff's responses to Commissioner questions was as follows:

- The code updates should be consistent with other cities in the Metro area.
- It was suggested to present the green building incentive program at the upcoming Housing Roundtable as its members had more experience with green building programs and could provide insight on what was achievable, so the language was not too prescriptive. Staff also intended to get feedback from developers.
- Staff had not received complaints about roosters; concerns mostly regarded rodents and other issues associated with keeping chickens. The proposed language included maintaining hygienic conditions which would help enforcement efforts. Council had suggested a maximum number of fowl be allowed in any combination. Staff would research what other similar cities allowed.
- Odor control standards for marijuana businesses would be amended to align with the Building code, but language regarding odor regulation would likely be eliminated. Councilor Bate had requested a more robust discussion on noise, odor, and nuisance code standards. Such standards were challenging due to their subjective nature.
- Regarding trees, the proposed landscaping standards would provide more flexibility by expanding the allowed tree list to include native trees and non-nuisance trees. The idea was to provide a clear and objective process to allow an alternative to native trees. Some tree species transfer better than others and the goal was to have a healthy and sustainable urban canopy.
- Regarding temporary signs, a three-month time limit for temporary signs was not enough time to allow for businesses to design and install permanent signs. The definition of "banner" needed to be revised to indicate that they were to be temporary. Certain allowed uses of banners could be allowed for a longer period of time, although content could not be regulated. A six-month time limit with a Conditional Use to allow for more time was suggested.
- Smaller signs not exceeding 4 sq ft were exempt and could be permanently mounted anywhere without a sign permit. The Code amendments also allowed having an additional sign on a property if it was a historic, marker-type sign.
- Amending the language in Chapter 14.16.N.3.d. regarding historic sign exemptions was suggested to state, "a historic site **and/or event** recognized and acknowledged by the City Council **or appointed commission**." Discussion included whether a historic event made a site historic. A site encompasses the event, so site was sufficient. A property could be nominated to the National Register for many different reasons, including its history. Staff would work on the language to make sure an event could qualify a site for historic designation, and would verify if the City could codify what information could be included on a historic sign.
- The public hearing on the Code amendments was expected to be in October, depending on how the green building discussion went and the timing of the noticing requirements.

Additional comments and discussion regarding other Code items continued as follows:

- The proposed amendments for wireless communication facilities was to ensure the City's compliance with new FCC Regulations. The height limit would be clarified.
- Staff would be meeting with the DLC Chair, Lauren Loosvelt, to discuss and update the green building standards.
- The update to the ADU language was consistent with the Senate bill and would likely be revisited at some point during the housing work staff was doing.
- Staff was considering proposed amendments to the Willamette Greenway and natural resources section to allow for a 12-foot path be a separate amendment package.
 - Section 19.401 Willamette Greenway Zone was included partly to simplify the path construction process for the proposed Kronberg Park, and perhaps widen some other pathways. **Mr. Egner** noted that this would better align the City's path widths according to State funding programs. He addressed clarifying questions about Metro's and ODOT's path exemption standards, which were in the model code and not written specifically into Title 13. The goal was to be consistent with the State and the City was consistent with the adopted model code.
 - The Willamette Green Zone was about protecting the area along the river, not just visual protection but also environmental protection while allowing water-related uses and recreation. Items could be exempted, but would require a more complicated process through DLCD.

Chair Travis said she would like to see agricultural and livestock code examples from other cities.

Ms. Koliass clarified that farms were considered an agricultural use and handled differently. The City had minimum lot size requirements for raising livestock, but a cow could be kept as a pet on any sized lot, for example.

7.0 Planning Department Other Business/Updates

There were none.

8.0 Planning Commission Discussion Items

There were none.

9.0 Forecast for Future Meetings:

September 11, 2018 1. Cancelled

September 25, 2018 1. Public Hearing: VR-2018-005 Harmony Park Apartments

Meeting adjourned at approximately 7:35 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II


Kim Travis, Chair